



**MECKLENBURG COUNTY**  
**Land Use & Environmental Services Agency**

**MEMORANDUM**

To: Charlotte-Mecklenburg Planning Commission

From: LUESA, Mecklenburg County

Date: 5.27.21

Subject: Rezoning Petition Comments

Charlotte-Mecklenburg Planning Commission  
600 East Fourth Street Charlotte, North Carolina 28202

Mecklenburg County has reviewed the City of Charlotte rezoning petition below to identify regulatory requirements of the petitioner; inform the petitioner, planning staff, and other affected parties of such regulatory requirements; and identify potential effects on, and impacts from, nearby properties.

<b><u>Petitioner Information:</u></b> JQ Freeman/Providence Group Capital, LLC 300 W. Summit Avenue, Ste. 250 Charlotte, NC 28203 704-904-0713 jfreeman@providencegroup.com	<b><u>Parcel GIS ID(s):</u></b> 12104401
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**2021-057: Providence Capital – S Tryon**

*Air Quality Comments:* Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

*Ground Water Services Comments:* Groundwater & Wastewater Services records indicate contamination site(s) exist on or within 1,500 feet of the property included in the petition. An established Area of Regulated Groundwater Usage (ARGU) as defined by the Mecklenburg County Groundwater Well Regulations extends 1,500 feet around the contamination sites. In an ARGU where municipally supplied water is available water supply wells for potable water supply, irrigation or open loop geothermal systems may not be permitted or constructed on or within 1,000 feet of contamination sites. Wells may be permitted with special construction and sampling requirements between 1,000 and 1,500 feet of contamination sites.

A Subsurface Investigation Permit was issued for this parcel.

If any MWs are identified within the project boundary GWS recommends that the petitioner either protect the wells from damage by flagging and fencing during site development or permanently abandon the wells per the Mecklenburg County Groundwater Well Regulations prior to any demolition or grading activity occurring and conduct survey to locate the monitoring wells. A current SIP from GWS is required for permanent well abandonments. The abandonments must be completed by a North Carolina Certified Well Contractor.

This parcel is designated Active Eligible for FHN Holdings, LLC in the NCDEQ Brownfields (BF) Program as Maaco Fleet Solutions, BF#25006-21-060. Due to historic onsite operations, there are known petroleum and metal impacts to the soil and petroleum impacts to groundwater.

Please contact Aditi Chakravarty for more information on the BF site.

Aditi Chakravarty  
Brownfields Program Environmental Specialist  
North Carolina Department of Environment Quality  
Div. of Waste Management – Brownfields Program  
1646 Mail Service Center Raleigh, NC 27699-1646  
919.707.8161 (Office)  
[aditi.chakravarty@ncdenr.gov](mailto:aditi.chakravarty@ncdenr.gov)

*Storm Water Services Comments:* No comment

*Solid Waste Comments:* No comment

**Department Contacts:**

Petitioners seeking to address individual comments and issues may follow up with the following Mecklenburg County staff:

*Air Quality Comments:* PJ McKenzie - ([paul.mckenzie@mecklenburgcountync.gov](mailto:paul.mckenzie@mecklenburgcountync.gov))

*Ground Water Services:* Shawna Caldwell - ([shawna.caldwell@mecklenburgcountync.gov](mailto:shawna.caldwell@mecklenburgcountync.gov))

*Storm Water Services:* Myrette Stephen - ([myrette.stephen@mecklenburgcountync.gov](mailto:myrette.stephen@mecklenburgcountync.gov))

*Solid Waste Comments:* Joe Hack - ([joe.hack@mecklenburgcountync.gov](mailto:joe.hack@mecklenburgcountync.gov))

Additionally, please CC Dylan Kirk, ([dylan.kirk@mecklenburgcountync.gov](mailto:dylan.kirk@mecklenburgcountync.gov)) on all communications to individual departments.

**MCAQ Scope of Review:**

**PEOPLE • PRIDE • PROGRESS • PARTNERSHIP**  
**2145 Suttle Avenue • Charlotte, North Carolina 28208 • Fax 980.335.2253**  
**[www.mecknc.gov](http://www.mecknc.gov)**

Mecklenburg County Air Quality (MCAQ) has reviewed the petitions with regard to air quality regulations for stationary sources and demolition and/or renovation of structures (e.g. National Emission Standards for Hazardous Air Pollutants for asbestos). Comments may also be made regarding incompatible land uses, sources of Toxic Air Pollutants, proximity to Risk Management Plan facilities, and proximity to known nuisance conditions or sensitive populations. MCAQ has conducted the review based on information submitted by the petitioner, review of aerial photographs (as available through the Mecklenburg County Polaris system), review of the “Air Pollution Facility Information Online” database available from the MCAQ website, and review of Mecklenburg County Health Department records. The review is cursory based on limited information provided within petition applications and site plans.